

City of Pueblo, Colorado FY2020 Brownfields Assessment Grant Proposal Narrative Information Sheet

R08-20-A-007

1. Applicant Identification

The City of Pueblo, Colorado, PO Box 1427, Pueblo CO 81002-1427, is the entity applying for funds. The City will receive any grant awarded from this proposal and will be accountable to EPA for the proper expenditure of funds.

2. Funding Requested

- a. Assessment Grant Type. Community-wide
- b. Federal Funds Requested. The City of Pueblo requests \$300,000 in assessment grant funds.
- c. Contamination. The City of Pueblo requests \$150,000 in hazardous substances and \$150,000 in petroleum funding.

3. Location

The project location is the City of Pueblo, Colorado.

4. Property Information

Not applicable for community-wide proposals.

5. Contacts

a. Project Director

Alan Lamberg, Senior Planner
719-553-2259
alamberg@pueblo.us
211 East D Street, Pueblo CO 81003

b. Chief Executive

Nicholas Gradisar, Mayor
719-553-2655
ngradisar@pueblo.us
719-553-2655
1 City Hall Place, Pueblo CO 81003

6. Population

Pueblo's population is 109,122¹

7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them.)	1, 2, 3
The priority site(x) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	2
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfields site(s) within the target area.	

8. Letter from the State or Tribal Environmental Authority

A letter from the Colorado Department of Public Health and Environment is attached to this Narrative Information sheet.

¹ 2013-2017 American Community Survey 5-Year Estimates, retrieved from factfinder.census.gov on November 3, 2019.

November 26, 2019

Mr. Daniel Heffernan
Environmental Protection Agency
Region 8 Brownfields Program
1595 Wynkoop Street (EPR-B)
Denver, Colorado 80202-1129

RE: City of Pueblo, Colorado - Assessment Grant Proposal

Dear Mr. Heffernan:

I am writing to express our support of the Brownfields Assessment Grant application for the City of Pueblo, Colorado. The Colorado Department of Public Health and Environment (CDPHE), the state regulatory authority for hazardous and solid waste, has previously supported Pueblo in their efforts to address local contaminated sites and identify redevelopment opportunities within the City by conducting numerous TBA Phase 2 assessments and Voluntary Cleanup oversights. We support this proposal as part of the City's continuing transition from an industrial steel based economy to an economy based on tourism, thriving commercial base and industrial production. Furthermore, funding provided by this grant is critical to help answer questions regarding potential contamination at the multiple brownfields sites located in the central commercial corridor of historic Pueblo.

The proposed project will support EPA's current efforts in economic and infill redevelopment along with environmental cleanup by addressing known sources of contamination and helping Pueblo prepare a number of catalyst sites for reuse and redevelopment. If additional resources are necessary to complete or supplement activities outlined in this proposal, CDPHE has the ability to provide funding for Brownfields cleanup through the Colorado Brownfields Revolving Loan Fund and the State of Colorado Brownfields (H.B. 1306) program. The State of Colorado also offers a State Income Tax Credit for Remediation of Contaminated Land that can provide additional resources for cleanup activities. CDPHE has informed the City of the availability of these resources as well as our staff and outreach contractor Community Builders can assist with future collaboration efforts and participation on Pueblo's Brownfields Advisory Committee.

In summary, we feel the proposed project is a vital component of the City's efforts to reposition its economy for the next century. As such, and due to our past collaboration with the City, we fully support their continuing efforts to identify and address potential environmental hazards that currently impede redevelopment of several properties within the City.

Sincerely,



Mark Rudolph
CDPHE Brownfields Coordinator
Hazardous Materials and Waste Management Division

cc: Alan Lamberg, City of Pueblo Senior Planner

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

1.a.i. Background and Description of Target Area

Native Americans originally settled the area at the confluence of the Arkansas River and Fountain Creek in what is now southern Colorado. A mix of northern New Mexicans and Anglos established the town of Pueblo along the Arkansas River in 1870. Pueblo quickly became a steel town and smelting hub, capitalizing on the railroad expansion in the late 1800s. By the 1890s, Pueblo was on its way to becoming Colorado's largest city. But that would change. A powerful flood in 1921 destroyed much of the city. Levees crumbled, businesses were under as much as ten feet of water, and hundreds were killed. The entire commercial district was devastated. The flood was so powerful it changed the course of the Arkansas River. Pueblo recovered from that flood, and by the 1920s the city experienced another steel boom, followed by another at the onset of World War II. The baby boom ushered in yet another in the 1950s. But 1982's steel crash and recession caused a sudden depression in Pueblo with unemployment approaching 20 percent. While Pueblo has rebounded, the city has not since experienced the prosperity of its early years.

Pueblo continues to build on its industrial roots – this time with commitments and investments in renewable energy. Vestas, an international wind tower manufacturer, has its largest facility in Pueblo. Evraz Rocky Mountain Steel continues steel production and aims to become the world's first fully solar-powered steel mill. Pueblo has pledged to power itself on 100 percent clean energy by 2035. Yet Pueblo's industrial past has left environmental concerns in its wake. The City has taken advantage of several targeted brownfields grants to assess, clean up, and redevelop sites, and is now ready to launch a more comprehensive brownfields program that increases its commitment to addressing environmental issues and reusing brownfields.

1.a.ii. Description of the Priority Brownfield Site(s)

Pueblo is seeking community-wide assessment grant funding - \$150,000 for hazardous substances and \$150,000 for petroleum. Pueblo's downtown and riverfront – the oldest area of the city – is the target area for this project. Within the downtown lie three sub-areas of focus:

- The ***heart of downtown***, rich with historic assets and prime opportunities for historic adaptive redevelopment and reuse;
- The ***western section of downtown***, which has historically been home to industrial and rail sites and holds promise for mixed-use infill development, including much-needed new housing; and
- Sites that are home to the decommissioned ***Pueblo Power Plant***, which are of interest to create an industrial heritage destination including a rail-themed hotel, expansion of Pueblo's Historic Arkansas Riverwalk, restaurants, shops, offices, and housing.

Priority Sites.

The target area is the oldest part of Pueblo and has a long and diverse industrial past including power plants, rail industry, coal yards, filling stations, printing companies, and more. These historic uses indicate potential environmental contamination. The target area also is home to beautiful historic buildings; recreational assets like the Riverwalk; a walkable retail and entertainment district; and a convention center. These features make redevelopment of properties in the target area – once environmental issues are addressed – both attractive and feasible. Priority sites in the target area include:

- The ***Pueblo Power Plant*** is a decommissioned plant situated on West D Street northwest of South Victoria Avenue. The 1883 and 1886 Sanborn Fire Maps show uses as Continental Oil & Transport and Sheldon Lumber Yard. The 1905 Sanborn Map shows Southern Colorado Power company on the property. Environmental concerns include the potential for both petroleum and hazardous substances contamination. This site, currently blighted, is a priority for reuse as a mixed-use industrial heritage destination.
- The 400 blocks of West 2nd and 3rd Streets are situated along former rail lines. The 1905 Sanborn maps show uses including the Pueblo Lumber & Coal Yard, the Double Dick Mine Coal Yard, a filling station, and a motor freight station. Environmental concerns include the potential for both petroleum and hazardous substances contamination. This area shows promise for mixed use redevelopment including housing.

1.b. Revitalization of the Target Area**1.b.i. Reuse Strategy and Alignment with Revitalization Plans**

In the *heart of downtown*, the focus is on historic adaptive reuse. The City currently is undertaking an historic building survey of the area. The assessment work outlined in this proposal is the next logical step in redevelopment plans. The *western section of downtown* is planned for mixed-use infill development. The City has identified the need for more downtown housing, and this area holds promise for city acquisition and assembly of parcels that will support this goal. The *Pueblo Power Plant* has already been the subject of much interest for its adaptive reuse as an industrial heritage destination including a hotel, shops, restaurants, offices, and housing. Environmental due diligence is an important part of pre-development activities.

1.b.ii. Outcomes and Benefits of Reuse Strategy

Pueblo has shown a strong commitment to proactive economic development through the purchase, sale, and development of properties – and particularly in the target area, working with the Pueblo Urban Renewal Authority (PURA), the Historic Arkansas Riverwalk of Pueblo (HARP), Pueblo Economic Development Corporation (PEDCO), and other partners. This project expands Pueblo's commitment, as the City intends to purchase properties to assemble parcels large enough to support infill development. The redevelopment of the Pueblo Power Plant will greatly enhance the experience of people enjoying the Riverwalk, as the property is currently visually blighted. The entirety of the target area is situated in an Opportunity Zone, and the City is actively pursuing Opportunity Zone investments in this area. Brownfields assessment funding will enhance these efforts by facilitating property transfers and eliminating environmental uncertainties surrounding properties in the target area.

In 2017, Pueblo adopted a resolution committing to 100 percent renewable energy in its operations by 2035. Pueblo County Commissioners followed suit in 2018. A culture of sustainability is growing in Pueblo. The city will soon be home to the only fully-solar-powered steel mill in the world. City and County governments are working toward LEED for Cities and Communities designation. For redevelopment projects assisted by brownfields funds, the City will encourage Leadership in Energy and Environmental Design (LEED) certified development and redevelopment; Colorado Commercial Property Assessed Clean Energy (C-PACE) program funding; and deployment of rooftop solar arrays.

1.c. Strategy for Leveraging Resources**1.c.i. Resources Needed for Site Reuse**

Brownfields assessment grant funding will facilitate property transactions leading to redevelopment, including sales to private owners, as well as City acquisitions required to assemble land for infill development. Remedial and reuse planning funds will help prepare the City and other owners for the next phases – remediation and reuse.

Brownfields grant funding will help bridge a gap. The City has access to several funding sources and economic incentives. The Pueblo Economic Development Corporation (PEDCO) is authorized to expend the proceeds of a half-cent sales tax to construct buildings and procure equipment for companies that locate within the City and create primary jobs. The Opportunity Zone – which covers the entire target area – provides a federal tax incentive for investors. The Pueblo Urban Renewal Authority (PURA) provides loans and grants for public infrastructure improvements. Colorado Property Assessed Clean Energy (C-PACE) is a financing tool for owners that employ energy efficiency, water conservation, and other clean energy improvements in new construction and rehabilitation projects. Federal and State Historic Tax Credits hold promise for many buildings in the target area. In addition, the City has several other development incentives including utility tap rebate programs; stormwater utility fee rebates; City Sales and Use Tax Capital Improvement Funds; Tax-Exempt Private Activity Bonds; Community Development Block Grant (CDBG) infrastructure improvement funds; HOME Investment Partnership Program funds; and Affordable Housing Land Bank program benefits.

1.c.ii. Use of Existing Infrastructure

All of the target area is within Pueblo's downtown and riverfront area, which is fully developed, and has been since the early years of the City. As a result, all redevelopment resulting from work in this project will make use of existing infrastructure including streets, water, sewer, utilities,

and broadband. With respect to the Pueblo Power Plant, it will enhance the use of the Pueblo Riverwalk, an important element of Pueblo's parks and open space infrastructure, as it assists in the redevelopment of a blighted property adjacent to the Riverwalk. The City has received awards from the U.S. Department of Commerce's Economic Development Administration for downtown infrastructure updates and has managed those funds well. Should infrastructure upgrades be needed as part of any brownfields redevelopment project, the City will seek Economic Development Administration (EDA) and other funding to accomplish those projects.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community's Need for Funding

Poverty. Poverty in Pueblo is systemic and long-standing. Pueblo's 24.4 percent poverty rate¹ is the largest of any city with 10,000 or more residents in Colorado. This impacts families and individuals and also places budgetary and financial stresses on Pueblo that more prosperous communities do not face.

Pueblo is experiencing rising levels of homelessness. The City and many community partners have made – and continue to make – significant investments designed to assist people experiencing homelessness. From December 2018 to March 2019 the City invested \$258,000 in general fund revenue to provide a winter warming shelter, which served 578 unduplicated individuals for a total of 7,781 bed-nights. In 2019, the City, State, and County partnered with the Pueblo Rescue Mission to renovate a building to serve as a year-round homeless shelter. The City contributed \$225,000 in general fund dollars to this project, and \$20,000 in Community Development Block Grant (CDBG) funding for staffing and operations. The City Council recently appropriated \$80,000 for warming shelter operations as a temporary measure until the permanent shelter is ready. The Council also appropriated \$25,000 to the Police Chaplain's Association to provide bus fare for stranded families and individuals to return home. The City also invests \$45,000 in general fund revenue to administer and provide case management to tenant-based rental assistance, a program designed to reduce homelessness by providing temporary housing. The City funded Posada, a local nonprofit, with \$87,208 in CDBG funds to provide homeless outreach. The City Council is now considering \$35,000 in funding to acquire an ADA-compliant three-stall mobile shower trailer for persons experiencing homelessness.

Beyond homelessness, the City provides general fund and CDBG support to many social service agencies in the area, including the Care and Share Food Bank, Catholic Charities, Boys and Girls Club, Municipal Court Youth Development, Senior Transportation, Senior Home Repair Program, Cooperative Care, and more. In total, the city provided \$490,000 in general revenue to community services in 2019, which leveraged an additional \$560,000 from Pueblo County.

Pueblo is committed to providing support to people in need in the community. The City's financial commitment to doing so seriously limits the ability to fully fund brownfields assessment and planning work with local funds, making EPA Brownfields funds critical to our efforts to address environmental issues, reduce threats to human health and the environment, and promote property redevelopment and economic growth that supports all Puebloans, including those currently experiencing homelessness and economic hardship.

Property Values. Pueblo has lower property values than the state of Colorado as a whole, which impacts the amount of property tax collected by local governments. According to the Colorado Department of Local Affairs' *Colorado Assessed Values Manual for 2004 to 2018*² the total 2017 assessed valuation for the State of Colorado was \$111,629,871,036, or \$9,594.69 per capita³. However, Pueblo County's total assessed valuation for the same period was \$1,719,573,783, or just \$3,673.17 per capita – just over one-third of the statewide per capita

¹ U.S. Census Bureau American Community Survey 2017 5-year estimates retrieved November 25, 2019 from www.census.gov.

² Colorado Department of Local Affairs, retrieved November 13, 2019, from https://drive.google.com/file/d/1kNno6TkrJXdTb_XmoAKYbHKD70YB3ti2/view.

³ Using the U.S. Census Bureau's ACS 5-year Estimates (2013-2017) retrieved November 6, 2019.

ratio. This disparity significantly limits the amount of property tax the City can generate, placing it at a financial disadvantage compared to other communities in Colorado.

Table 1: Demographics⁴					
Measure	United States	Colorado	Pueblo County	Pueblo City	Target Area
Population	321,004,407	5,436,519	163,368	109,122	1,743
Age 60 and up	20.9%	19.0%	24.1%	25.4%	43.1%
People in poverty	14.6%	11.5%	19.8%	24.4%	45.1%
POC in poverty	21.5%	17.3%	28.4%	31.6%	64.0%
Limited English Speaking HH	4.5%	2.9%	2.0%	2.6%	4.3%
Median HH income	\$57,652	\$65,458	\$42,386	\$36,280	\$16,106
Median HH income POC	\$48,851	\$53,018	\$35,781	\$32,997	\$4,568

2.a.ii. Threats to Sensitive Populations

2.a.ii.(1) Health or Welfare of Sensitive Populations

As demonstrated in Table 1 above, Pueblo faces a number of demographic challenges including a 24.4% poverty rate (67.1% higher than the US rate; 112.2% higher than the CO rate); a 31.6% poverty rate for people of color (POC) (47.0% higher than the US rate; 82.7% higher than the CO rate); a \$36,280 median household (HH) income (62.9% of the US rate; 55.4% of the CO rate); a \$32,997 median HH income for POC (67.5% of US rate; 62.2% of CO rate).

Disparities in the target area are even more pronounced with a poverty rate more than three times the US rate and nearly four times the CO rate; poverty rates for POC nearly three times the US rate and 3.7 times the CO rate; median HH incomes 27.9% of US rate and 24.6% of CO rate; median HH incomes for POC at a staggering 9.4% of US rate and 8.6% of CO rate.

Both Pueblo and the target area for this project show significant populations of sensitive populations. In addition to high levels of poverty, even higher levels of POC in poverty, the target area has an extremely high proportion of residents age 60 and over. This project will help identify and reduce threats to sensitive populations by performing environmental assessments that will classify potential recognized environmental conditions (RECs); qualify and quantify environmental contamination; and move properties toward remediation and reuse that create a healthier environment for the people living in the target area.

2.a.ii.(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

Table 2: Incidence of Disease and Adverse Health Conditions			
Measure	Colorado	Pueblo County	Variance
Asthma prevalence in adults ⁵	8.9%	12.73%	43.0% higher
Cancer cases per 100,000, age-adjusted ⁶	387.5	415.0	7% higher
Birth defects – spina bifida w/o anencephaly ^{7 8}	3.09	4.1	32.6% higher
Birth defects – Gastroschisis ⁷	3.866	6.7	73.3% higher
Birth defects – hypoplastic left heart syndrome ⁷	2.403	4.6	91.4% higher
Birth defects – total anomalous pulmonary venous connection ⁷	1.209	2.6	115.0% higher

⁴ U.S. Census Bureau ACS 5-year Estimates (2013-2017) retrieved November 6, 2019 from www.census.gov.

⁵ CO Dept of Public Health and Environment, retrieved November 13, 2019, from <https://data-cdphe.opendata.arcgis.com/datasets/asthma-prevalence-in-adults-colorado-brfss-2014-2017-county>.

⁶ Colorado Department of Public Health and Environment, retrieved November 13, 2019, from https://cohealthviz.dphe.state.co.us/t/HealthInformaticsPublic/views/COHIDCancerIncidenceRates/CancerIncidence?s?iframeSizedToWindow=true&:embed=y&:showAppBanner=false&:display_count=no&:showVizHome=no.

⁷ Per 10,000 births

⁸ Birth defect data from Colorado Health Information Dataset, retrieved November 13, 2019, from https://cohealthviz.dphe.state.co.us/t/HealthInformaticsPublic/views/COHIDBirthDefectsdashboard_15614030383960/BirthDefectCasesStatistics?iframeSizedToWindow=true&:embed=y&:showAppBanner=false&:display_count=no&:showVizHome=no.

As shown in Table, 2, Pueblo County has markedly higher rates (compared to the State of Colorado) for several conditions linked to environmental factors, including asthma, cancer, and birth defects (including spina bifida, gastroschisis, hypoplastic left heart syndrome, and total anomalous pulmonary venous connection). Reducing environmental threats to human health is a primary goal of this project. Brownfields grant funding is critical to the City's ability to identify and deal with these threats.

2.a.ii.(3) Disproportionately Impacted Populations

People living in poverty and people of color often have environmental justice challenges that are disproportionate to other groups. Both groups are overrepresented statistically in the target area. Older residents also are overrepresented. These facts, coupled with the environmental history of the area, make this an environmental justice community. Pueblo is committed to the fair treatment and meaningful engagement of all people in its brownfields program and will ensure that all people will enjoy the same level of protection from environmental health hazards and equal access to the City's brownfields decision-making processes.

2.b. Community Engagement

2.b.i. Project Partners

The City has already engaged many partners in this project. The City distributed a brownfields survey via *Survey Monkey* and solicited responses through email and social media. In total, 125 people responded to the survey, with many of them indicating their desire to participate in the project as a committee member (22.2%) or technical assistance provider (12.12%). The list of partners below includes only those organizations from which letters of support committing to project involvement have been received. In addition to partner letters, the City has received support letters from U.S. Senator Michael Bennet and U.S. Congressman Scott Tipton.

2.b.ii. Project Partner Roles

Table 3: Project Partner Roles	
Partner Name	Partner Role(s)
Greater Pueblo Chamber of Commerce	Conduct outreach to stakeholders; Provide brownfields speaking opportunities
Historic Arkansas Riverwalk of Pueblo	Serve on Brownfields Advisory Committee; Engage stakeholders
Pueblo Department of Public Health & Environment	Participate in stakeholder meetings; Serve on Brownfields Advisory Committee; Ensure alignment of resources; Provide insight into environmental hazards
Pueblo Downtown Association	Conduct outreach to members
Pueblo Economic Development Corp	Serve on Brownfields Advisory Committee; Engage stakeholders; Provide land development technical assistance; Host meetings
Pueblo Historic Preservation Commission	Serve on Brownfields Advisory Committee; Conduct outreach to stakeholders; Provide educational opportunities; Provide meeting space for community gatherings; Provide historic preservation technical assistance
Pueblo Urban Renewal Authority	Serve on Brownfields Advisory Committee
Sierra Club – Sangre De Cristo Group	Serve on Brownfields Advisory Committee; Conduct outreach to stakeholders; Provide environmental, public health, and environmental justice technical assistance

2.b.iii. Incorporating Community Input

The City is committed to meaningful and ongoing community engagement and understands that brownfields programs touch a wide variety of individuals and stakeholder groups. Because of this, the City's community engagement plan for this project includes strategies designed to reach a broad and diverse set of community members interested in and impacted by this work.

The City will form a Brownfields Advisory Committee (BAC) representing diverse groups and interests, including residents, property owners, and business owners in the target area; real estate,

lending, economic development, and public health professionals; environmental and watershed organizations; and neighborhood organizations. The Project Director will convene the BAC quarterly to participate in ongoing project work in community engagement, brownfields inventory and priorities, environmental site assessments, and remedial and reuse planning.

To engage a wider audience, the City will host community meetings at times and in locations convenient to residents and property owners in brownfields-impacted neighborhoods. Reaching people has become increasingly complex as the number of media increases. In a survey the City conducted prior to proposal submittal, of 125 respondents, the preferred methods of outreach include email (50%); social media (24%); City website (17%); print media (6%) and radio (2%). The Planning and Development Department will employ multiple methods to reach stakeholders for this project.

The City will engage the community through at least three community meetings during the period of performance and between meetings using the City's website, social media, and speaking engagements with local organizations. The City will engage residents, property and business owners, partners (see 2.b.ii.), the ADA Advisory Committee, Colorado State University – Pueblo, Pueblo County, Pueblo Community College, General Contractors Association of Pueblo, the Colorado Department of Public Health and Environment, the Latino Chamber of Commerce of Pueblo, NeighborWorks Southern Colorado, and others.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs

3.a.i. Project Implementation

Task 1: Community Involvement

The community involvement component on this project will build on – and expand – a number of recent City planning efforts in and around the target area, with the goal of meaningfully engaging the community and incorporating community feedback into the project plan. **Tasks and Schedule:** Identify key stakeholder groups and leaders (Q1); establish Brownfields Advisory Committee (BAC) (Q1); develop community involvement and communications plans (Q1); plan for translation services (Q1); deploy involvement and communications plans (Q2-Q12); convene BAC (quarterly Q2-Q12). **Outputs:** See 3.a.iv.

Task 2: Brownfields Inventory

The City will develop a target area brownfields inventory and prioritization informed by community engagement and stakeholder input. Sites will be prioritized using the following factors: ownership (public/private); readiness for assessment, cleanup and reuse (ACR); public health risk; redevelopment potential; blight reduction potential. The City will re-evaluate the priority list annually throughout the grant period of performance. **Tasks and Schedule:** Build brownfields inventory based on community engagement and input (Q2-Q3); prioritize brownfields sites with community input (Q3); re-evaluate priority list (Q7, Q11). **Outputs:** See 3.a.iv.

Task 3: Environmental Assessments

The City will conduct Phase I Environmental Site Assessments (ESAs) on eligible brownfields sites, researching the current and historic use of properties and identifying any recognized environmental conditions (RECs). The City will engage a Qualified Environmental Professional (QEP) to conduct all ESAs in accordance with current ASTM standards. Brownfields with completed Phase I ESAs indicating RECs that are considered high priority based on the work in Task 2 will undergo Phase II ESAs to investigate, qualify, and quantify the extent of contamination that may exist. **Tasks and Schedule:** Phase I ESAs (Q2-Q12); Phase II ESAs (Q4-Q12). **Outputs:** See 3.a.iv.

Task 4: Remedial Planning

The City, working with the BAC and the QEP, will use Phase I and Phase II ESAs conducted under Task 3, along with the priority list developed through community engagement, to select

sites to undergo remedial planning. **Tasks and Schedule:** Complete remediation plans and cost estimates (Q6-Q12); complete reuse plans (Q6-Q12). **Outputs:** See 3.a.iv.

Task 5: Program Management and Reporting

Under this task, the City will complete all required program management and reporting tasks.

Tasks and Schedule: Issue RFP and select QEP (Q1-Q2); complete quarterly program reports and submit to EPA (quarterly beginning Q4); complete annual financial reports and submit to EPA (Q5, Q9, Q13); complete comprehensive final report (Q13); complete Assessment, Cleanup and Redevelopment Exchange System (ACRES) database entries for all assessment activities undertaken in the project. **Outputs:** See 3.a.iv.

3.a.ii. Anticipated Project Schedule

Table 4: Anticipated Project Schedule													
Tasks and Activities	Quarters												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<i>1 Community Involvement</i>													
<i>1.1 ID stakeholders</i>													
<i>1.2 Establish BAC</i>													
<i>1.3 Develop plans</i>													
<i>1.4 Plan for translations</i>													
<i>1.5 Deploy plans</i>													
<i>1.6 Convene BAC</i>													
<i>2 Brownfields Inventory</i>													
<i>2.1 Build inventory</i>													
<i>2.2 Prioritize sites</i>													
<i>2.3 Re-evaluate priorities</i>													
<i>3 Site Assessments</i>													
<i>3.1 Phase I ESAs</i>													
<i>3.2 Phase II ESAs</i>													
<i>4 Remedial Planning</i>													
<i>4.1 Remedial plans</i>													
<i>4.2 Cost estimates</i>													
<i>4.3 Reuse plans</i>													
<i>5 Program Management</i>													
<i>5.1 Issue RFP/select QEP</i>													
<i>5.2 Quarterly reports</i>													
<i>5.3 Financial reports</i>													
<i>5.4 Final report</i>													
<i>5.5 ACRES entries</i>													

3.a.iii. Task/Activity Lead

1. Community Involvement. The City will lead this task, supported by the QEP.
2. Brownfields Inventory. The City will lead this task, supported by the QEP and the BAC.
3. Environmental Assessments. The QEP will lead this task.
4. Remedial Planning. The QEP will lead this task.
5. Program Management. The City will lead this task.

3.a.iv. Outputs

1. Community Involvement. BAC agendas and minutes; community involvement plan; communications plan; community meeting/event agendas, sign-in sheets, presentations, and minutes.
2. Brownfields Inventory. Brownfields inventory; brownfields priority list and revisions.
3. Environmental Assessments. Generic Quality Assurance Project Plan (QAPP); site-specific QAPPS; Phase I ESA reports; Phase II ESA reports; eligibility determinations.
4. Remedial Planning. Remediation plans; cost estimates; reuse plans.
5. Program Management. RFP for QEP; award of QEP contract; quarterly reports; annual financial reports; final report; ACRES entries.

3.b. Cost Estimates**Task 1 – Community Engagement.**

Contractual Costs: Grant fund total of \$7,200 - \$3,600 each – hazardous substances/petroleum (3 Community Meetings @ avg cost of \$2,400 = \$7,200)

Task 2: Brownfields Inventory

Contractual Costs: Grant fund total of \$9,600 – hazardous substances/petroleum (Brownfields initial inventory @ \$6,000; inventory update @ \$3,600)

Task 3: Environmental Assessments.

Contractual Costs: Grant fund total of \$254,090 - \$127,045 each – hazardous substances/petroleum (\$4,600 for generic and site-specific QAPPS; 18 Phase I ESAs @ \$4,600 avg = \$82,800; 5 Phase II ESAs @ \$34,258 avg = \$171,290)

Task 4: Remedial Planning.

Contractual Costs: Grant fund total of \$32,000 - \$16,000 each – hazardous substances/petroleum to conduct remedial and reuse planning – 4 sites @ avg cost of \$8,000.

Task 5: Program Management and Reporting.

Travel Costs: Grant fund total of \$3,110 - \$1,555 each – hazardous substances/petroleum - for two members of the City's planning staff to attend a national Brownfields conference (Air fare for 2 staff @ \$450 = \$900; ground transportation = \$100; lodging for 2 staff for three nights @ \$210/night = \$1,260; conference registration for 2 staff = \$400; M&IE per diem for 2 staff = \$450)

TABLE 5a: BUDGET							
Petroleum							
Budget Categories		Project Tasks					
		Community Engagement	Brownfields Inventory	Environmental Assessments	Remedial Planning	Program Mgmt/Reporting	Total
Direct Costs	Personnel						
	Fringe Benefits						
	Travel ⁹					\$1,555	\$1,555
	Equipment ¹⁰						
	Supplies						
	Contractual	\$3,600	\$1,800	\$127,045	\$16,000		\$148,445
	Other						
Total Direct Costs ¹¹		\$3,600	\$1,800	\$127,045	\$16,000	\$1,555	\$150,000
Indirect Costs							
Total Budget		\$3,600	\$1,800	\$127,045	\$16,000	\$1,555	\$150,000

⁹ Travel to brownfields-related training conferences is an acceptable use of these grant funds.

¹⁰ EPA defines equipment as items that cost \$5,000 or more with a useful life of more than one year. Items costing less than \$5,000 are considered supplies. Generally, equipment is not required for Brownfield Grants.

¹¹ Administrative costs (direct and/or indirect) for the Assessment Grant applicant itself cannot exceed 5% of the total EPA-requested funds.

TABLE 5b: BUDGET						
Hazardous Substances						
Budget Categories	Project Tasks					
	Community Engagement	Brownfields Inventory	Environmental Assessments	Remedial Planning	Program Mgmt/Reporting	Total
Budget Categories	Project Tasks					
	Task 1	Task 2	Task 3	Task 4	Task 5	Total
Direct Costs	Personnel					
	Fringe Benefits					
	Travel ¹²				\$1,555	\$1,555
	Equipment ¹³					
	Supplies					
	Contractual	\$3,600	\$1,800	\$127,045	\$16,000	\$148,445
	Other					
Total Direct Costs ¹⁴		\$3,600	\$1,800	\$127,045	\$16,000	\$150,000
Indirect Costs						
Total Budget		\$3,600	\$1,800	\$127,045	\$16,000	\$150,000

3.c. Measuring Environmental Results

Outputs. The City will track several outputs for this project (see 3.a.iv.). The Project Manager will maintain an administrative record of all project documents, including documentation of outputs. In addition, Phase I and Phase II ESAs and remedial and reuse plans will be tracked through entries in the ACRES online database. The City will report on outcomes in its quarterly and final reports to EPA.

Outcomes. The outcomes anticipated from this work include 1) number of sites undergoing assessment, remedial planning, and reuse planning; 2) number of acres undergoing assessment, remedial planning, and reuse planning; 3) jobs created through site reuse; 4) funding leveraged through site reuse; 5) acres made ready for redevelopment/reuse; and 5) minimized human exposure to contamination. These outcomes will be tracked through entries in the ACRES online database and reported in quarterly and final reports to EPA.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i. Organizational Structure

The Project Manager will convene a Project Management Team (PMT) comprised of the persons leading each component of the work plan, a representative from the QEP, and the EPA Project Manager for the Cooperative Agreement. The PMT will meet monthly throughout the period of performance to ensure consistent progress toward goals and accountability to schedule, work plan, and budget. PMT meeting agendas will include updates on each project task and discussions of problems encountered and solutions (including resources) necessary to solve problems and maintain progress toward completion. The Project Manager will ensure that the team has the resources necessary to successfully complete the work plan.

4.a.ii. Description of Key Staff

Pueblo's Planning and Community Development Department will conduct the work of this project. The department is led by Acting Director Scott Hobson, who has experience in environmental assessment and cleanup projects dating back to 1998. Hobson has experience in both Brownfields and Superfund projects and is an experienced project manager.

¹² Travel to brownfields-related training conferences is an acceptable use of these grant funds.

¹³ EPA defines equipment as items that cost \$5,000 or more with a useful life of more than one year. Items costing less than \$5,000 are considered supplies. Generally, equipment is not required for Brownfield Grants.

¹⁴ Administrative costs (direct and/or indirect) for the Assessment Grant applicant itself cannot exceed 5% of the total EPA-requested funds.

Alan Lamberg, Senior Planner, will serve as Project Manager. Lamberg, who holds an MPA degree, has been with the City of Pueblo since 2016. Lamberg has extensive experience in historic preservation, land use planning, and project management. As Project Manager, Lamberg will develop the work plan and oversee its implementation; oversee the QEP procurement process; perform program management and reporting; and convene and lead the PMT.

Bartholomew Mikitowicz, Planner, will lead community outreach and engagement. Mikitowicz holds an MPA degree and has six years of experience as an urban planner, with substantial community outreach experience.

The City will engage a Qualified Environmental Professional (QEP) in accordance with the City's purchasing policies and all relevant federal statutes and regulations and the City's Cooperative Agreement with the EPA. The contracted QEP will lead the environmental assessment, remedial planning, and reuse planning tasks; and will support City staff in community outreach; brownfields inventory and prioritization; and programmatic management. The City's Public Works Department personnel will assist, as necessary, with mapping services.

4.a.iii. Acquiring Additional Resources

In addition to the QEP, the Project Team has engaged project partners (see Section 2.b.ii.) with expertise in a variety of areas including public health, natural resources and the environment, real estate, economic development, and more. The City does not anticipate any subrecipients for this project; the only contractor anticipated is the QEP.

4.b. Past Performance and Accomplishments

4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

Table 6: Federal Assistance Agreements			
	HARP Gateway Plaza	HARP Phase III	El Pueblo Museum
Awarding Agency	U.S. Department of Commerce	U.S. Department of Commerce	U.S. Department of Commerce
<i>4.b.ii.(1) Purpose and Accomplishments</i>			
Amount of Award	\$1,031,960	\$1,000,000	\$600,000
Purpose of Award	Infrastructure or expansion of convention center exposition hall	Construction of a portion of Phase III including drawings, subsurface infrastructure and utility improvements, channel extension, attached walkway, landscaping	Site and infrastructure improvement to El Pueblo Museum, including curb, gutter, landscaping to Museum Plaza and Headwaters Plaza
Accomplishments Outputs Outcomes	\$2 million in private investment leveraged 14 jobs created	\$35 million in private investment leveraged 491 jobs created	\$23 million in private investment leveraged 550 jobs created
<i>4.b.ii.(2) Compliance with Grant Requirements</i>			
Compliance Work Plan Schedule Terms and Conditions Reporting Corrective Actions	City in compliance of work plan, schedule, terms and conditions, and reporting. No corrective actions required.	City in compliance of work plan, schedule, terms and conditions, and reporting. No corrective actions required.	City in compliance of work plan, schedule, terms and conditions, and reporting. No corrective actions required.

City of Pueblo, Colorado

FY2020 Brownfields Assessment Grant Proposal

Threshold Criteria Response

1. Applicant Eligibility

The City of Pueblo, Colorado, a municipality and general-purpose unit of local government, is an eligible applicant for USEPA Brownfields Assessment Grant Funds.

2. Community Involvement

The City of Pueblo is committed to ongoing and meaningful community involvement in its brownfields program. Prior submitting this proposal, the City met with the Pueblo Downtown Business Association board and general membership. In addition, the Planning Department distributed a survey widely throughout the community to help inform the proposal. The City's survey received 125 responses with valuable insight about how people want to be involved; the best way to share information; and more. Once awarded, the City will convene a Brownfields Advisory Committee (BAC) quarterly throughout the period of performance. BAC members will be actively involved in the project, helping to inventory and prioritize properties, liaising with property owners and developers, and more. In addition, the City's Planning Department will engage a broad array of stakeholders, including target area property owners, business owners, and residents; public health and environmental stakeholders; persons impacted by brownfields; and the wider community. This engagement will be two pronged. First, it will aim to educate members of the community about brownfields. Second, it will provide opportunities for members of the community to be actively involved in shaping the City's brownfields program.

3. Expenditure of Assessment Grant Funds

The City of Pueblo affirms that it does not have an active EPA Brownfields Assessment Grant.

4. Additional Threshold Criteria

Additional threshold criteria are not applicable, because the City of Pueblo is submitting a community-wide assessment grant proposal.



Jeffrey C. Shaw
Pueblo Economic Development Corp.
301 N. Main Street, Suite 200
Pueblo, CO 81003
Phone: 719-544-2000 ext. 107
Cell: 719-252-0935
Email: jshaw@pedco.org

November 20, 2019

Dan Heffernan
EPA Region 8
1595 Wynkoop Street (EPR-B)
Denver, CO 80202-1129

Re: City of Pueblo Grant Application for the EPA's Brownfields Assessment Grant program

Dear Mr. Heffernan:

It is an honor to submit this letter of support in reference to the city of Pueblo's grant application for the EPA Brownfield assessment grant program. The Pueblo Economic Development Corporation's ("PEDCO") mission is the attraction, expansion and retention of primary jobs in Pueblo. As I understand it, the city Pueblo's grant application is focused on portions of downtown Pueblo. Downtown Pueblo is extremely important in the accomplishment of our mission. Specifically, for the past 30 years we have worked to locate primary job employers in the downtown area. We have enjoyed success in this mission however have been limited due to the numerous challenges regarding the property identified in the grant application. This grant would help in the long-term development and accomplishment of the development to downtown Pueblo.

We stand fully ready to help in any way possible with this project. This would include serving on the city's Brownfield advisory committee if asked. The membership of the PEDCO represents most of the largest employers in Pueblo. I am sure our membership would be more than willing to participate in this project if asked. Our membership also enjoys a vast array of technical capabilities. These capabilities would include almost anything necessary for development of land.

For the past 20 years, with the support of the city of Pueblo, we have operated a business and technology center located in the downtown Pueblo area. This facility could be used as a meeting space for community gatherings or to provide educational opportunities.

The work described in the grant have application could lead to transformative growth in the downtown Pueblo area. We are excited about the possibilities and stand ready to support the city in any way asked.

If you should have any questions, please do not hesitate to call.

Sincerely,


Jeffrey C. Shaw
President & CEO
Pueblo Economic Development Corporation

301 N. Main Street ■ Pueblo, Colorado 81003
719-544-2000 ■ FAX 719-543-1650 ■ www.pedco.org



November 21, 2019

Dan Heffernan
EPA Region 8
1595 Wynkoop St. (EPR-B)
Denver, CO 80202-1129

Dear Mr. Heffernan:

The Greater Pueblo Chamber of Commerce and Visit Pueblo strongly support the Downtown Pueblo Brownfields Assessment Grant to bring much needed funding for redevelopment in downtown Pueblo.

The Greater Pueblo Chamber of Commerce and Convention and Visitors Bureau work with several entities in Pueblo to bring new businesses, conferences, and tourism to downtown Pueblo. The Historic Arkansas Riverwalk (HARP) has been a great addition to downtown Pueblo and a big draw for out of town guests, however there remains a lot of work to be done. The property owners that have been identified in the grant are locally owned businesses that do not have the resources to pay for environmental assessments and improvements. As such this initiative would be a great opportunity to support our local businesses with redevelopment.

The Chamber can provide outreach to over 1900 businesses in the Pueblo community to promote this redevelopment effort. We can also provide speaking opportunities for representatives from the City of Pueblo to promote this effort to the community.

Once again, the Greater Pueblo Chamber of Commerce strongly supports this grant to assist with the revitalization of downtown Pueblo.

Sincerely,

Donielle Kitzman

Vice President

Visit Pueblo Convention & Visitor's Bureau
Greater Pueblo Chamber of Commerce



302 N. Santa Fe Pueblo, CO 81003 719-542-1704



125 Riverwalk Place, Pueblo CO 81003

November 22, 2019

Mr. Dan Heffernan
EPA Region 8
1595 Wynkoop Street (EPR-B)
Denver, CO 80202-1129

Dear Mr. Heffernan:

The Historic Arkansas Riverwalk of Pueblo (HARP) Authority strongly supports the City of Pueblo's proposal for \$300,000 of EPA Brownfields Assessment Grant Funds. HARP, along with many partner organizations including the City of Pueblo, Pueblo Urban Renewal Authority, Pueblo Economic Development Corporation, and the Pueblo Downtown Association are actively working to spur economic development, commerce, and tourism in the city's downtown and riverfront area. Brownfields funds will provide another tool for our community to use to advance redevelopment efforts.

The HARP Authority has managed and maintained the Pueblo Riverwalk, a critical element in the revitalization of Pueblo, for the past 20 years. The Riverwalk is a focal point and destination for locals and out-of-town visitors, bringing vital tourist activity to shops and restaurants within the footprint outlined in the grant request.

The environmental assessments made possible by this grant would provide valuable historical context to property owners and redevelopment considerations. HARP looks forward to being engaged in the City of Pueblo's Brownfields program by serving on the City's Brownfields Advisory Committee and engaging our stakeholders in the project.

We believe the Brownfields program would positively impact economic development and revitalization efforts in the community.

Sincerely,

A handwritten signature in cursive script that reads "Lynn Clark".

Lynn Clark
Executive Director

Laurel Campbell
Chair

Karen Knight
Vice Chair

Anthony Perko
Secretary



Historic Preservation Commission

Jason Falsetto

Gregory Howell

Vacant

Vacant

211 East D Street | Pueblo, Colorado 81003 | Tel 719-553-2259 | Fax 719-553-2359 | TTY 719-553-2611 | www.pueblo.us

November 20, 2019

Mr. Dan Hefferman
EPA Region 8
1595 Wynkoop Street
Denver, CO 80202-1129

Dear Mr. Hefferman:

On behalf of the Pueblo Historic Preservation Commission (HPC), we strongly support the City of Pueblo's application for a Brownfields Assessment Grant to assist in the redevelopment of Pueblo's downtown area.

HPC is working with the City and the Pueblo Downtown Association to revitalize our historic downtown area. A key strategy is to help facilitate real estate sales and efforts to restore the important and historic buildings within this area. HPC acknowledges that this revitalization will create an economic boon for both downtown Pueblo and the south-neighborhood Historic Union Avenue District. Furthermore, a strong and restored historic downtown area will lead by example for other historic Pueblo neighborhoods.

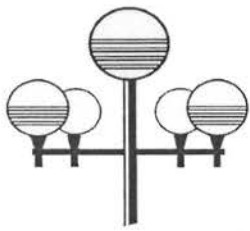
HPC members or members of its Standing Committees for Planning, Education, and Standards will commit to this project by:

- Serving on the City's Brownfields Advisory Committee;
- Outreach to our stakeholders, including the business and development community, providing educational opportunities, and/or providing meeting space for community gatherings; and/or
- Providing technical assistance services for historic restoration efforts.

The City of Pueblo's HPC strongly supports the application for a Brownfields Assessment Grant.

Very Truly Yours,

Laurel Campbell
Chair, Historic Preservation Commission



Pueblo Downtown Association

503 N. Main Street, Suite 652
Pueblo, CO 81003
(719) 543-7155

margaret@pueblodowntown.com
www.pueblodowntown.com

November 18, 2019

Mr. Dan Hefferman
EPA Region 8
1595 Wynkoop Street (EPRB)
Denver, CO 80202-1129

Dear Mr. Hefferman,

The letter is in support of the efforts to obtain a Brownfields Assessment Grant for the Downtown area of Pueblo, Colorado. The Pueblo Downtown Association has been in continuous operation since 1946. It is a voluntary membership organization. After 40 years of serving as a vehicle for attracting customers for the existing large stores which were all located in the downtown area, the organization's mission changed when the large stores began moving and new ones opening on the edges of the city.

Today the Pueblo Downtown Association focuses on recreating the sense that business is important and that one way to help business is to encourage residential in the area. We represent our members and other businesses in quarterly meetings with City Administration. The Association has provided more than 100 wrought iron planters, trash receptacles and benches placed on sidewalks to enhance the appearance of the area. In the past few years we have teamed with CSU-Pueblo arts classes and with Pueblo Community College to create and place student art on traffic control cabinets throughout the area once again to enhance the appearance of the area.

This area is largely comprised of locally owned businesses; much of the property ownership is local. Many of these people do not have the resources to have in-house departments to know how to deal with environmental considerations in redeveloping or rehabilitating their properties. This grant should provide the expert knowledge to begin the final phase of reestablishing Downtown Pueblo as the most vital portion of the city.

Yours truly,

Margaret Ward-Masias
Executive Director



November 18, 2019

Dan Heffernan
EPA Region 8
1595 Wynkoop Street (EPR-B)
Denver, CO 80202-1129

City of Pueblo's Brownfields Assessment Grant Application

The Pueblo Department of Public Health and Environment (PDPHE) is pleased to write this letter in support of the City of Pueblo's application to the Brownfields Assessment Grant program. The City's proposed program will allow for current or potential property owners to have vital environmental information prior to making redevelopment decisions. With appropriate knowledge, decisions can be made to ensure accurate steps are taken to mitigate human or environmental health hazards.

As the public health department for Pueblo County, PDPHE recognizes the potential hazards that can come from not having appropriate information to guide redevelopment. The Health Department also recognizes benefits redevelopment can have on environmental health of neighborhoods and the economic vitality of the community. Ultimately, economic health also significantly impacts the health of individuals as well.

To support this effort, PDPHE will participate in stakeholder meetings and the advisory group to ensure alignment of resources and provide insight into environmental hazards. Thank you for considering this important proposal. I look forward to hearing the funding decision and invite you to contact me with any questions.

Sincerely,

A handwritten signature in black ink that reads "Randy L. Evetts".

Randy Evetts, MPA
Public Health Director
evettsr@pueblocounty.us
719-583-4559

Prevent • Promote • Protect

101 West 9th Street • Pueblo, CO 81003 • (719) 583-4300 • pueblohealth.org





November 21, 2019

Dan Heffernan
EPA Region 8
1595 Wynkoop Street (EPR-B)
Denver, Colorado 80202-1129

Dear Mr. Heffernan:

On behalf of the Pueblo Urban Renewal Authority (PURA) Board of Commissioners, please accept this letter of support for the City of Pueblo's application to the Environmental Protection Agency's Brownfields Assessment Grant program. We support the redevelopment efforts in our community and encourage the City of Pueblo to pursue federal funding to facilitate real estate sales and support projects within the downtown areas identified for future infill development.

PURA has a vested interest in the revitalization efforts downtown as we administer two urban renewal areas to aid in development and economic vitality. We understand the importance of preserving our downtown as the true core of the community.

I am pleased to offer my support by participating in the Brownfields Advisory Committee, continuing collaboration with the City of Pueblo in its successful Brownfields redevelopment efforts. Please contact me should you have questions about the PURA organization or require additional information.

Sincerely,



Jerry M. Pacheco
Executive Director
Pueblo Urban Renewal Authority



Sierra Club - Sangre de Cristo Group
PO Box 9682
Pueblo, CO 81008

November 25, 2019

Dan Heffernan
EPA Region 8
1595 Wynkoop Street (EPR-B)
Denver, CO 80202-1129.

Dear Mr. Heffernan:

We are happy to express the enthusiastic support of the Sierra Club - Sangre de Cristo Group for the City of Pueblo proposal for an Environmental Protection Agency Brownfields Assessment Grant.

The Sangre de Cristo Group serves all of southeastern Colorado, including the city of Pueblo, where we advocate for environmental quality and protection. Part of our advocacy includes participation in issues related to the legacy of the city's industrial history, such as lead and other metal contamination in the Rockwool site and Colorado Smelter Superfund site, along with, water quality in the Fountain Creek and Arkansas River. We engage with the City Planning Department, Mayor's Office, City Council, and other departments, agencies, and organizations to promote solutions that will benefit the people and the environment. As described in the grant proposal, the areas designated for the Brownfields Assessment programs are part of the long history of industrial and economic activity in Pueblo, but many are underutilized and could benefit from redevelopment, including affordable housing and businesses.

The use of Brownfields Assessment funds could result in quality environmental assessments that would be publicly available, have public input, produce environmentally sound and socially appropriate development, and address environmental justice principles important to Sierra Club, the city of Pueblo, and the EPA. Beneficial effects of development aided by Brownfields Assessment funds could include improved environmental conditions, removal of hazardous materials, increased green space, good jobs from new businesses, construction and renovation, and affordable housing, as well as incorporation of renewable energy and other sustainability measures in the development projects.

We, the Executive Committee of the Sangre de Cristo Group of the Sierra Club, look forward to continuing our engagement with the proposed Brownfields project, upon funding, by participating in the City's Brownfields Advisory Group and other committees, communicating with our members and supporters about the project, and providing assistance with technical, environmental, public health, and environmental justice aspects wherever helpful and appropriate.

Sincerely,

Executive Committee, Sierra Club - Sangre de Cristo Group

Jamie Valdez, Chair



Jim Sharp, Co-Chair



Velma Campbell, Secretary



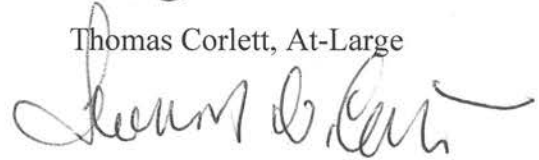
Rick Ringler, Treasurer



Darce DeWitt, At-Large



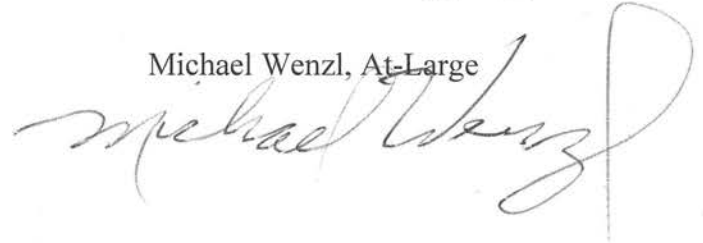
Thomas Corlett, At-Large



Barbara Jabaily, At-Large



Michael Wenzl, At-Large



RESOLUTION NO. 14315

A RESOLUTION AUTHORIZING THE CITY OF PUEBLO TO
SUBMIT A GRANT APPLICATION IN THE AMOUNT OF
\$300,000 TO THE ENVIRONMENTAL PROTECTION
AGENCY FOR THE BROWNFIELDS ASSESSMENT
GRANT PROGRAM AND AUTHORIZING THE MAYOR TO
EXECUTE SAME

WHEREAS, City Council supports and authorizes the City of Pueblo to submit a grant application for the Environmental Protection Agency's Brownfields Assessment Grant Program; NOW THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF PUEBLO, that:

SECTION 1.

The Mayor is hereby authorized to execute and deliver the grant application for the Environmental Protection Agency's Brownfields Assessment Grant Program.

SECTION 2.

A copy of the grant application is attached hereto and is on file at the City of Pueblo's Department of Planning and Community Development.

SECTION 3.

The officers and staff of the City are authorized and directed to perform any and all acts consistent with this Resolution to implement the policies and procedures described herein.

SECTION 4.

This Resolution shall become effective immediately upon passage and approval.

INTRODUCED: NOVEMBER 25, 2019

BY: Ed Brown
MEMBER OF CITY COUNCIL

APPROVED: 
PRESIDENT OF CITY COUNCIL

ATTESTED BY: Brenda Armijo
CITY CLERK

GRANT APPLICATION CERTIFICATION

To: Dennis E. Flores, President of City Council
Nicholas A. Gradisar, Mayor

Re: Grant application for the Environmental Protection Agency's Brownfields Assessment Grant Program

I hereby certify that I have reviewed and am familiar with the attached documents, and to the best of my knowledge and belief, said documents are true and correct and do not contain any false or untrue statement, condition, certification or assurance.

Name (print) Scott Hobson

11/25/2019

Date

Title: Acting Director of Planning & Community Development

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant <input style="width: 100px;" type="text" value="CO-003"/>	* b. Program/Project <input style="width: 100px;" type="text" value="CO-003"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input style="width: 200px;" type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: <input style="width: 100px;" type="text" value="01/01/2020"/>	* b. End Date: <input style="width: 100px;" type="text" value="03/31/2022"/>
18. Estimated Funding (\$):	
* a. Federal	<input style="width: 150px;" type="text" value="300,000.00"/>
* b. Applicant	<input style="width: 150px;" type="text" value="0.00"/>
* c. State	<input style="width: 150px;" type="text" value="0.00"/>
* d. Local	<input style="width: 150px;" type="text" value="0.00"/>
* e. Other	<input style="width: 150px;" type="text" value="0.00"/>
* f. Program Income	<input style="width: 150px;" type="text" value="0.00"/>
* g. TOTAL	<input style="width: 150px;" type="text" value="300,000.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input style="width: 100px;" type="text"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input style="width: 200px;" type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
<small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
Authorized Representative:	
Prefix: <input style="width: 100px;" type="text" value="Mr."/>	* First Name: <input style="width: 150px;" type="text" value="Nicholas"/>
Middle Name: <input style="width: 150px;" type="text" value="A."/>	
* Last Name: <input style="width: 150px;" type="text" value="Gradisar"/>	
Suffix: <input style="width: 100px;" type="text"/>	Nicholas A. Gradisar-Mayor
* Title: <input style="width: 150px;" type="text" value="Mayor"/>	
* Telephone Number: <input style="width: 150px;" type="text" value="719-553-2655"/>	Fax Number: <input style="width: 150px;" type="text"/>
* Email: <input style="width: 200px;" type="text" value="cityadmin@Pueblo.us"/>	
* Signature of Authorized Representative: <input style="width: 150px;" type="text" value="Completed by Grants gov upon submission"/>	* Date Signed: <input style="width: 150px;" type="text" value="Completed by Grants gov upon submission"/>

MICHAEL F. BENNET
COLORADO

COMMITTEES:
AGRICULTURE, NUTRITION, AND FORESTRY
FINANCE
INTELLIGENCE

United States Senate
WASHINGTON, DC 20510-0609

WASHINGTON, DC:
261 RUSSELL SENATE OFFICE BUILDING
WASHINGTON, DC 20510
(202) 224-5852

COLORADO:
CESAR E. CHAVEZ BUILDING
1244 SPEER BOULEVARD
DENVER, CO 80204
(303) 455-7600
<http://www.bennet.senate.gov>

November 21, 2019

Mr. Dan Heffernan
Brownfields Coordinator
EPA Region 8
1595 Wynkoop Street (EPR-B)
Denver, CO 80202-1129

Dear Mr. Heffernan:

I write to express my support for the application submitted by the City of Pueblo (the City) to the Environmental Protection Agency for funding from the Brownfields Assessment Grant (BAG) program. If awarded, the City will utilize monies to facilitate real estate sales and redevelopment efforts in the Downtown Pueblo area.

The City has experience with targeted Brownfields grants to assess, clean up and redevelop sites. With BAG funding, the City will launch a comprehensive program to encourage investment and revitalization in the Downtown Pueblo area. The City plans to distribute the pool of funding to property owners that request assistance with environmental assessments, to ensure a comprehensive understanding of the environmental history of the property considered for development.

I encourage you to give the application submitted by the City of Pueblo every appropriate consideration consistent with all applicable laws and regulations. Thank you for your attention and please notify my office of any funds awarded.

Sincerely,



Michael F. Bennet
United States Senator

Congress of the United States
House of Representatives
Washington, DC 20515-0603

November 22, 2019

Mr. Dan Heffernan
EPA Region 8
1595 Wynkoop Street (EPR-B)
Denver, CO 80202-1129

Dear Mr. Heffernan:

As the representative for the 3rd Congressional District of Colorado, I am pleased to support the City of Pueblo's (City) grant application for the Environmental Protection Agency's (EPA) Brownfields Assessment Grant program. The City is working toward revitalization of their downtown area with the objective to improve economic conditions and investment in the Pueblo community.

The City of Pueblo is the flagship community of the 3rd Congressional District of Colorado. Currently, the City has the opportunity to revitalize and redevelop their downtown area with the inventory of Brownfields Properties, conducting environmental site assessments, and performing remediation and reuse planning. This grant funding will provide a vital pool of funding the City could distribute to property owners who request assistance with environmental assessments. All assessment work would be voluntary, and funding will be allocated to the property owners on a competitive basis.

The target area for the project is Pueblo's downtown and riverfront area. City officials have identified seven blocks that are ideal for future infill development with an additional thirteen blocks that are ideal for redevelopment and reuse. All stakeholders will be invited to share their preferences for a vision of outcomes regarding this project through public meetings and comments.

I recognize the significant budget challenges faced by the U.S. Environmental Protection Agency and the importance of maximizing the impact of those limited resources. I encourage a comprehensive and fair review of City of Pueblo's grant application. Thank you for your time and consideration.

Sincerely,

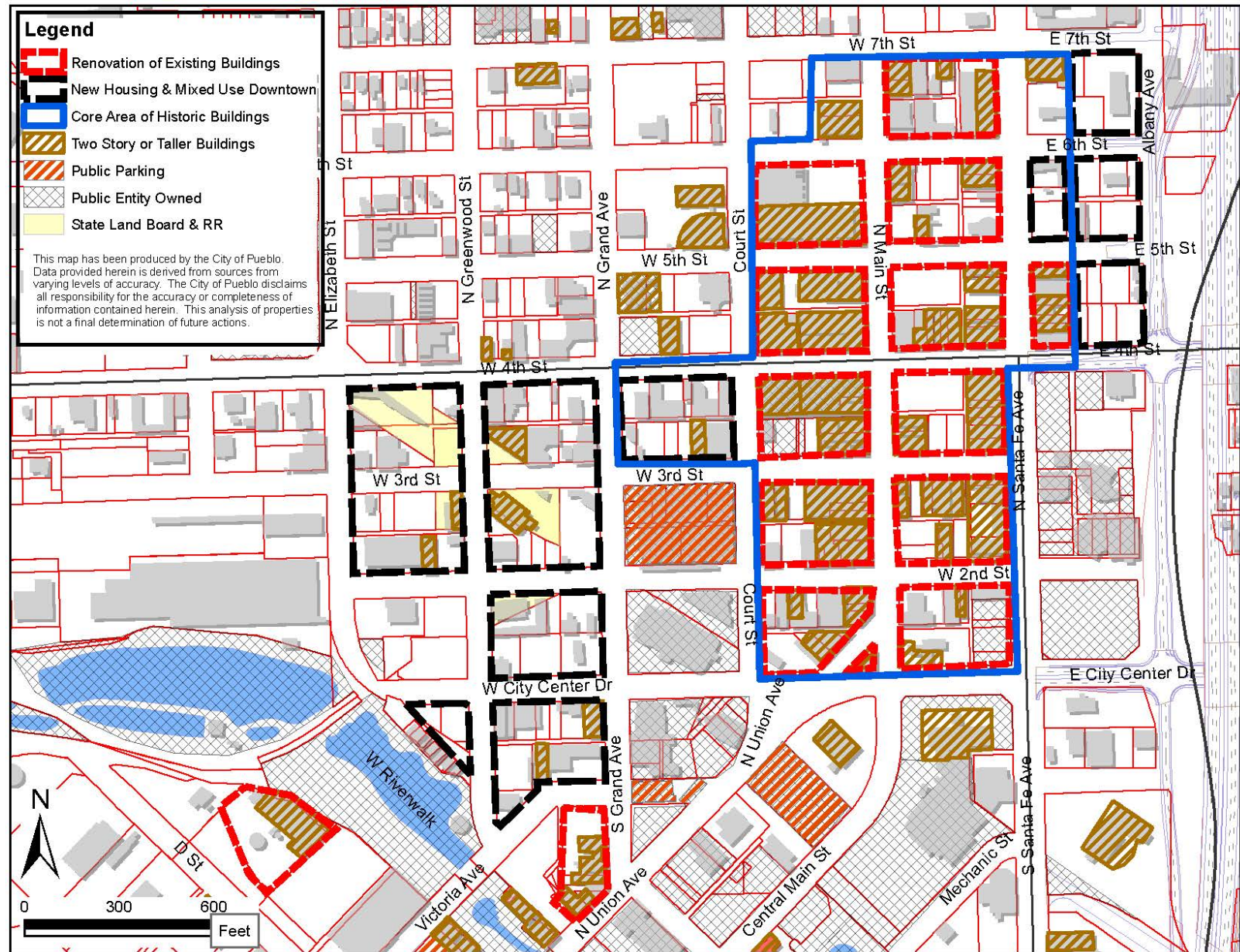


Scott R. Tipton
Member of Congress

Pueblo, Colorado Regional Context



Pueblo, Colorado Brownfields Target Areas



Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

11/27/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Pueblo

* b. Employer/Taxpayer Identification Number (EIN/TIN):

(b) (6)

* c. Organizational DUNS:

0106202840000

d. Address:

* Street1:

PO Box 1427

Street2:

* City:

Pueblo

County/Parish:

Pueblo

* State:

CO: Colorado

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

81002-1427

e. Organizational Unit:

Department Name:

Planning & Comm. Development

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Alan

Middle Name:

* Last Name:

Lamberg

Suffix:

Title:

Senior Planner

Organizational Affiliation:

* Telephone Number:

719-553-2259

Fax Number:

719-553-2359

* Email:

ALamberg@Pueblo.us

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-05

* Title:

FY20 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

1234-Pueblo 2020 BF Assessment Target Area

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Brownfields Assessment Project for Downtown Pueblo where grant funding will provide phase I and phase II environmental site assessments (\$150,000 for hazardous substances and \$150,000 for petroleum).

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: